

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING --- March 23, 1966

Appeal No. 8648 Vera L. Johncox et al, appellants

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and carried, with Mr. William S. Harps and Mr. Arthur P. Davis dissenting, the following Order was entered at the meeting of the Board on April 8, 1966.

EFFECTIVE DATE OF ORDER: May 10, 1966

ORDERED:

That the appeal for permission to change a nonconforming use from a hand laundry to retail sales of refrigerators and appliances at 4530 Georgia Avenue, N.W., lot 100, square 2918, be denied.

As a result of an inspection of the property and from the record and the evidence adduced at the public hearing, the Board finds the following facts:

- (1) The Board made an exterior inspection of the subject premises.
- (2) Appellant's property is located in the R-4 District.
- (3) Appellant's property is improved with a single story building which has no alley access.
- (4) Appellant proposes to use the premises for a retail appliance business.
- (5) The store will be open from 9 a.m. to 5 p.m. and will have three or four employees.
- (6) Appellant states that only one truck will be used in the business. the truck will not be permanently parked at this location but will be permanently parked at other business locations of the appellant.
- (7) There are letters in the record expressing the objection of property owners in the area.
- (8) No objection to the granting of this appeal was registered at the public hearing.

OPINION:

It is our opinion that the establishment of this type of use will affect adversely the present character and future development of the

neighborhood. This type of use can become objectionable in this neighborhood by reason of the trucking, noise and other objectionable features which are produced by moving and uncrating large appliances. Since appellant can provide no alley access to the building, all unloading would have to be done in front of the premises thus causing traffic problems on a very heavily travelled street. The change from a neighborhood use to a city-wide use will be a change to a use more detrimental to the immediate neighborhood and will impose an additional burden on it.